

# \$445,000 - 411, 46 9 Street Ne, Calgary

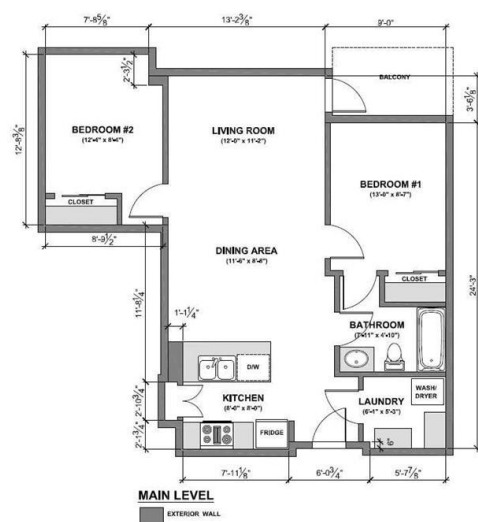
MLS® #A2206128

**\$445,000**

2 Bedroom, 1.00 Bathroom, 650 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY APRIL 5 - 12-2pm\*\*** Check out this LIKE NEW south facing suite with 2 full bedrooms in the heart of one of Calgary's best neighbourhoods - Bridgeland! Situated on the 4th floor overlooking the building's rooftop gardens and park, this suite has wonderful unobstructed south facing views with lots of light, and a large covered balcony. Gourmet kitchen with quartz countertops and marble tile backsplash, with an island for entertaining, plus room for a dining table. Gas range and premium stainless steel appliances, a large cupboard pantry for ample kitchen storage. In-suite Laundry plus additional room for storage. Central A/C. Titled underground heated extra wide parking stall, building bike room, as well as a large and secure storage unit located steps down the hall from your suite. Bridgeland Crossing is an amenity rich building with 2 Fitness Gyms and Yoga Studio, Party Room, Theater Room, and Private Garden Plots in the secure courtyard with BBQ and outdoor dining space. Pet-friendly building with a Dog Wash and off-leash dog park nearby. Live the Bridgeland lifestyle with some of the city's best restaurants and trendy cafes at your doorstep. There are new places to explore opening every week in this desirable area. Walk to downtown, or just steps to the C-train station to commute to work. Across from park-space and the Bridgeland community center with multiple festivals and events planned for this summer.



Built in 2016

## Essential Information

MLS® #	A2206128
Price	\$445,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	650
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	411, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

## Amenities

Amenities	Community Gardens, Fitness Center, Park, Parking, Playground, Snow Removal, Bicycle Storage, Elevator(s), Gazebo, Picnic Area, Party Room, Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Titled, Underground, Parkade
# of Garages	1

## Interior

Interior Features	Kitchen Island, Quartz Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	7

## Exterior

Exterior Features Balcony, Barbecue, BBQ gas line, Courtyard, Garden  
Construction Concrete

## Additional Information

Date Listed March 27th, 2025  
Days on Market 6  
Zoning DC

## Listing Details

Listing Office Real Estate Professionals Inc.

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